

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 15, 2015**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 15, 2015 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present. Further information may be obtained by visiting the City of Columbus Zoning Office website at www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522.

- Application No.:** **BZA15-092**
Location: **2212 TUTTLE PARK PLACE (43201)**, located at the northeast corner of Tuttle Park Place and West Lane Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3309.14, Height districts.
 To increase the allowable height of a building from 35 feet to 72 feet (37 feet).
3312.49, Minimum numbers of parking spaces required.
 To reduce the required number of parking spaces from 87 to 64 (23 spaces).
3321.05, Vision clearance.
 To reduce the required vision clearance triangles at the one-way entrance into the garage from Tuttle Park Place from 10 feet to 0 feet and to reduce the required vision clearance from 10 feet to 0 feet at the northwest corner of the building where the alley and Tuttle Park Place intersect.
3372.604, Setback requirements.
 To increase the maximum building setback along Lane Avenue from 10 feet to 15 feet and to allow parking along the Jay Alley side of the building with a setback reduction from 5 feet to 0 feet.

Proposal: To construct a 7-story, multi-use, commercial and apartment building.
Applicant(s): 4 Points Asset Management
620 East Broad Street, Suite 244
Columbus, Ohio 43215

Attorney/Agent: Same as applicant.
Property Owner(s): Marshall L.H. Company
2212 Tuttle Park Place
Columbus, Ohio 43201

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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2. **Application No.:** **BZA15-109**
 Location: **3912 CLIME ROAD (43228)**, located on the north side of Clime Road approximately 380 feet east of Holly Hill Drive.
 Area Comm./Civic: Greater Hilltop Area Commission
 Existing Zoning: SR, Suburban Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private garage.
 To increase the area devoted to garage space from 720 square feet to 1,383 square feet.
 Proposal: To construct a 900 square foot detached garage in addition to an attached 483 square foot garage.
 Applicant(s): Arthur W. Minnehan
 3912 Clime Road
 Columbus, Ohio 43228
 Attorney/Agent: Rhett A. Plank, Attorney
 540 Officenter Place, Ste 160
 Gahanna, Ohio 43230
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

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3. **Application No.:** **BZA15-110**
 Location: **51 EAST PRESCOTT STREET (43215)**, located on the south side of East Prescott Street, approximately 180 feet west of Kerr Street
 Area Comm./Civic: Italian Village Commission
 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.18, Basis of computing area.
 To increase the allowable lot coverage from 50% to 57%
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard from 3 feet to 1.5 feet on each side.
 Proposal: To construct a 484 square foot detached garage.
 Applicant(s): Rajesh Venkitachalam
 51 East Prescott Street
 Columbus, Ohio 43215
 Attorney/Agent: Shawn McNeil, Contractor
 370 Charleston Avenue
 Columbus, Ohio 43214
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

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4. **Application No.:** **BZA15-111**
Location: **1365-1375 KING AVENUE (43212)**, located on the south side of King Avenue, approximately 75 feet east of Grandview Avenue.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the required number of additional parking spaces from 7 to 0 (14 spaces are provided).
3356.11, C-4 district setback lines.
To reduce the required building setback from 9 feet to 7 feet for an architectural feature defining the main entrance.
Proposal: To combine two adjacent buildings into one on the same tax parcel.
Applicant(s): Brown Calabretta Architects, Inc.; c/o Richard B. Brown, President
1165 West 3rd Avenue
Columbus, Ohio 43212
Attorney/Agent: Same as applicant.
Property Owner(s): MBA Research; c/o Dr. James R. Gleason, President & CEO
1375 King Avenue
Columbus, Ohio 43212
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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5. **Application No.:** **BZA15-113**
Location: **3645-3665 NORTH HIGH STREET (43214)**, located at the southwest corner of Winthrop Road and North High Street.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.11, Drive-up stacking area.
To reduce the required number of stacking spaces from 8 to 3.
Proposal: To remove the condition that limits the distribution to coffee only through the drive-up pick-up window.
Applicant(s): Sbarro; c/o Ed Williams
1328 Dublin Road, Suite 200
Columbus, Ohio 43215
Attorney/Agent: Chris Deibel
1225 Dublin Road
Columbus, Ohio 43215
Property Owner(s): Peter Pan Properties; c/o Scioto Management Group
1225 Dublin Road
Columbus, Ohio 43215
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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6. **Application No.:** BZA15-114
Location: 5247 GENDER ROAD (43110), located on the west side of Gender Road, approximately 517 feet north of Winchester Crossing Boulevard.
Area Comm./Civic: Greater Southeast Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3389.14, Monopole telecommunication antennas.
To reduce the required setback from 320 feet to 81.3 feet from the north property line.
3309.14, Height districts.
To allow the overall height of a telecommunications antenna to exceed 35 feet in height; to increase the overall height by 125 feet for an overall height of 160 feet.
Proposal: To erect a 160 foot tall telecommunications antenna.
Applicant(s): New Par d/b/a Verizon Wireless, attention: Dan Noble
7575 Commerce Court
Lewis Center, Ohio 43035
Attorney/Agent: Christopher Slagle, Attorney; Bricker & Eckler; Spenser Stafford; NTP Wireless, Agent
100 South 3rd Street; 470 Olde Worthington Road, Suite 200
Columbus, Ohio 43215; Westerville, Ohio 43082
Property Owner(s): J. Johnson Investments, L.L.C.; c/o Jim Johnson
P.O. Box 145
Carroll, Ohio 43112
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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7. **Application No.:** BZA15-115
Location: 1024 NORTH SIXTH STREET (43215), located on the east side of North Sixth Street, approximately 150 feet north of East Third Avenue.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3332.05, Area district lot width requirements.
To reduce the lot width from 40 feet to 36.14 feet.
3332.15, R-4 area district requirements.
To reduce the lot size from 5,000 square feet to 3,650.45 square feet for the west lot and to 2,782.78 square feet for the east lot.
3332.19, Fronting.
To allow a dwelling to not front upon a public street.
Proposal: A lot split and construction of two single family dwellings; one on each lot.
Applicant(s): New Victorians, c/o Joe Armeni
455 West Third Avenue
Columbus, Ohio 43201
Attorney/Agent: Juliet Bullock, Architect
1182 Wyandotte Road
Columbus, Ohio 43212
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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- 8. Application No.:** BZA15-116
- Location:** 915 MT. PLEASANT AVENUE (43201), located at the northwest corner of Mt. Pleasant Avenue and East First Avenue
- Area Comm./Civic:** Italian Village Commission
- Existing Zoning:** R-4, Residential District
- Request:** Variance(s) to Section(s):
- 3312.25, Maneuvering.
To allow maneuvering over property lines.
 - 3312.27, Parking setback line.
To reduce the parking setback line along Mt. Pleasant Avenue from 10 feet to 2 feet for one stacked parking space.
 - 3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of parking spaces for the north lot from 2 to 1.
 - 3321.05, Vision clearance.
To allow a building within the 30 foot vision clearance triangle.
 - 3332.15, R-4 area district requirements.
To reduce the lot size from 5,000 square feet to 2,303 square feet for the north lot and from 6,000 square feet (for a two-family dwelling) to 5,805 square feet for the south lot.
 - 3332.21, Building lines.
To reduce the building line along Mt. Pleasant Street from 20 feet to 8 feet for the north lot and from 20 feet to 0 feet for the south lot.
To reduce the building line along East First Avenue from 25 feet to 9.5 feet for the south lot.
 - 3332.25, Maximum side yards required.
To reduce the maximum side yards from 14 feet to 3 feet for the south lot.
 - 3332.26, Minimum side yard permitted.
To reduce the minimum side yards from 5 feet on the north side of the north lot to .3 feet and from 3 feet on the south side of the north lot to 2 feet. To reduce the minimum side yards from 5 feet to 3 feet on the west side of the south lot and from 3 feet to 0 feet for the garage on the south lot.
 - 3332.27, Rear yard.
To reduce the minimum rear yard for the north lot from 575.57 square feet (25% of the lot) to 106 square feet (4%).
 - 3332.28, Side or rear yard obstruction.
To allow a detached garage to be located in the side yard of the north lot.
 - 3332.38(F), Private garage.
To increase the lot coverage devoted to garage space from 1020 square feet (1/3 net floor living area) to 1035 square feet.
 - 3332.38(F), Private garage.
To allow habitable space in the second story of a detached garage.
- Proposal:** A lot split and construction of a new two-family dwelling on the newly created lot.
- Applicant(s):** Wood Run Partners, LLC
600 Stonehenge Parkway, 2nd Floor
Dublin, Ohio 43017
- Attorney/Agent:** Connie J. Klema, Attorney
PO Box 991
Pataskala, Ohio 43062
- Property Owner(s):** Applicant

Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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9. **Application No.:** **BZA15-089**
Location: **2295 MORSE ROAD (43229)**, located at the southwest corner of Morse Road and Malin Street
Area Comm./Civic: Northland Community Council
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of additional parking spaces from 32 to 25.
Proposal: To expand an existing retail center and convert carwash bays to retail use.
Applicant(s): Ahmad Mazen & Mohammed Maher Mattan
2295 Morse Road
Columbus, Ohio 43229
Attorney/Agent: A.M. Shiblaq, P.E.
200 Morse Road
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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10. **Application No.:** **BZA15-104**
Location: **357 WEST 7TH AVENUE (43201)**, located on the south side of West 7th Avenue, approximately 82 feet east of Michigan Avenue.
Area Comm./Civic: University Area Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.26, Minimum side yard permitted.
To reduce the minimum side yard for a 36 foot, 3 inch wide, detached garage, from 3 feet to 2 feet on each side.
3332.25, Maximum side yards required.
To reduce the maximum side yards required of a 40.25 feet wide lot from 8.05 feet (20% of the lot width) to 4 feet (approximately 10% of the lot width.)
Proposal: To construct a four car, detached garage.
Applicant(s): Charles Paros and Laura Kresty
357 West 7th Avenue
Columbus, Ohio 43201
Attorney/Agent: None.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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